

## **Attachment F – Performance Standards**

General Performance Standards. The following general performance standards are required for all wireless facility projects:

- (1) **State or Federal Requirements.** Wireless Facilities, Small Cell Wireless Facilities including Associated Equipment, must meet or exceed current standards and regulations of the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and any other agency of the State or Federal government with the authority to regulate wireless facilities. If these standards and regulations are changed, then the operators of the wireless facilities governed by this section must bring these facilities into compliance with the revised standards and regulations within six months of the effective date of the standards and regulations, unless a different compliance schedule is mandated by law. Failure to bring permitted facilities into compliance with the revised standards and regulations will constitute grounds for the revocation of City permit and require removal of the wireless facility at the service provider's expense.
- (2) **Building Codes and Safety Standards.** The Applicant must ensure the structural integrity of its Facilities installed within the City and must ensure that the Facilities are maintained in compliance with standards contained in applicable state and local building codes and the applicable standards for Small Cell Wireless Facilities that are published by the Electronic Industries Association, as amended. If, upon inspection, the City determines that a Facility fails to comply with these codes and standards and constitutes a danger to persons or property, then upon notice to the Applicant, the Applicant will have 15 days to bring the facility into compliance with the standards. Failure to bring the Facility into compliance within the required time will constitute grounds for the revocation of City permit(s) and required removal of the Facility at the owner's expense.
- (3) **Radio Frequency Emissions Standards.** Applicants must provide evidence that the projected radio frequency emissions from all permitted Facilities comply with FCC Standards. With the exception of 6409(a) eligible applications, City may have the evidence peer reviewed by a consultant retained by the City at the Applicant's expense.
- (4) **Operation and Maintenance Standards.** Each permitted Facility and any Associated Equipment must be in maintained in good working condition and appearance, free from trash, debris, litter, and graffiti and other forms of vandalism. Any damage from any cause must be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight. Graffiti must be removed from any Facility or Associated Equipment as soon as reasonably possible, and in no instance more than 48 hours from the time of City's notice.
- (5) Each Facility must install and maintain the following security measures:
  - (A) An on-site emergency "disconnect" to de-energize all radio frequency circuits and components of each permitted Facility in order to protect emergency response personnel. For co-locating Facilities, a single "disconnect switch" must be installed that will de-energize all Facilities located on the same pole at the Facility in the event of an emergency.

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- (B) Necessary safety measures to prevent unauthorized access, vandalism, and other safety concerns. Installations must comply with nuisance regulations and must not interfere with City emergency services or transmissions.
- (6) Each Facility must be operated to minimize noise impacts to surrounding land uses in accordance with Chapter 15, Article 8 Section 15-100 et seq. of the Municipal Code and Section 7 of the General Plan.
- (A) In residential areas, except for emergency repairs, testing and maintenance activities that will be audible beyond the property line must only occur between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday, excluding holidays.
- (B) All air conditioning or cooling units and any other equipment that may emit noise that would be audible from beyond the Public Right-of-Way must be enclosed or equipped with noise attenuation devices to the extent necessary to ensure minimal noise impacts upon surrounding uses to the extent technologically feasible in residential zones. Such equipment must comply with the City's Noise ordinance.
- (7) Lights. Unless otherwise required by FAA or FCC regulations, Applicants may install only timed or motion-sensitive light controllers and lights. All lights must be installed and operated to avoid illumination impacts to adjacent properties to the maximum extent feasible. The City may, in its discretion, exempt an Applicant from the foregoing requirement when the Applicant demonstrates a substantial public safety need. All aircraft warning lighting must use lighting enclosures that avoid illumination impacts to adjacent properties in the City to the maximum extent feasible.
- (8) Within a reasonable time period after City's written request, Applicant must relocate any Facility located within the Public Right-of-Way at Applicant's sole cost, to allow for public projects, services, or improvements.
- (9) Applicant must, at its sole cost, be responsible for repairing to City standard specifications or replacing in-kind any City facilities or improvements disturbed or damaged during the installation, maintenance, operation, repair, or removal of Applicant's Facilities, Associated Equipment, and any support infrastructure. City facilities or improvements covered by this subsection includes, but are not limited to, the following:
  - (A) Curb, gutter, sidewalk, storm drains, and pavements;
  - (B) Landscaping; and,
  - (C) Structures, buildings, light poles, and fixtures.
- (10) Every Facility must contain signage listing the unique location number or name for the Facility, name and contact information for an emergency telephone contact to an individual or service. Unless otherwise prohibited by law, the signage must comply with design, material, color, and location requirements as stated in the applicable Encroachment Permit.

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Contact information listed on the sign must be kept current and provided promptly to the City if changed.

**Small Cell Wireless Performance Standards.** In addition to the general performance standards identified in Section     , the following performance standards are required for Small Cell Wireless Facilities:

- (1) **Small Cell Wireless Facility Electrical Metering Requirements.**
  - (A) All electrical power required by Small Cell Wireless Facility installation must be metered independently from any anticipated or existing City projects or facilities;
  - (B) To the extent technically feasible, all Small Cell Wireless Facility installations must be metered by wireless meters in order to avoid the installation of additional street furniture and to avoid aesthetic impacts.
- (2) **Co-Locating with Existing Wireless Communication Facilities.** Collocation of Small Cell Wireless Facilities with existing Wireless Communication Facilities within permitted locations is permitted, subject to design and Collocation standards as set forth in this Section 20.    .
- (3) All existing City-owned street light poles proposed for Small Cell Wireless Facility installation must be inspected prior to an installation in accordance with the most recent City structural standards for street light poles, including, but not limited to, safety and load bearing capability, as approved by the City Engineer.
- (4) Applicants requesting to install a Small Cell Wireless Facility on City-owned street light poles must provide documentation demonstrating that the pole proposed for installation meets or exceeds such City standards, and that the proposed installation would not interfere or harm the structural integrity or standards of the light poles, including, but not limited to, safety and load bearing capability for the proposed Small Cell Wireless Facility.
- (5) After the pre-installation pole inspection as described above, and in the event that the pole fails to meet the City structural standards, the Applicant may utilize that location only if the Applicant at its own cost replaces the existing street light pole at the proposed installation location with a pole that meets or exceeds the City's structural safety and load-bearing standards. Any existing lighting fixture must be reinstalled on the new pole at applicant's cost. After installation and approval by the City of a streetlight pole, the pole shall become property of the City.

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- (6) After a pre-installation pole inspection as described above, and in the event that a pole fails to meet City structural standards, an Applicant may, as an alternative to replacing the existing street light pole at its own cost, request to install a proprietary pole, that would contain all Small Cell Wireless Facility equipment internally within the pole structure. Any proprietary pole installation must be inspected prior to construction in accordance with the most recent City structural standards for the same or similar type of pole, including, but not limited to, safety and load bearing capability, and must be suitable for the location, and maintain American Disability Access (ADA) requirements. The Applicant will provide documentation satisfactory to the City that the pole to be installed meets all required standards with regards to safety and load bearing capabilities for the Small Cell Wireless Facility hardware to be installed. The City reserves the right to reasonably review the aesthetic design of the pole and provide preapproved pole designs.